

# **RENTON CITY COUNCIL**

## **Regular Meeting**

March 16, 1998 Council Chambers  
Monday, 7:30 p.m. Municipal Building

### MINUTES

#### **CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

#### **ROLL CALL OF COUNCILMEMBERS**

BOB EDWARDS, Council President; TONI NELSON; KATHY KEOLKER-WHEELER; DAN CLAWSON; KING PARKER; TIMOTHY SCHLITZER; RANDY CORMAN.

#### **CITY STAFF IN ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; LISA GRUETER, Senior Planner; BETTY NOKES, Economic Development Director; COMMANDER CURTIS SMALLING, Police Department.

#### **APPROVAL OF COUNCIL MINUTES**

MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL APPROVE THE MINUTES OF MARCH 9, 1998, AS PRESENTED. CARRIED.

#### **PROCLAMATION**

A proclamation by Mayor Tanner was read declaring March 19, 1998, to be "Absolutely Incredible Kid Day" in the City of Renton, and declaring the children of Renton to be absolutely incredible kids. MOVED BY CORMAN, SECONDED BY EDWARDS, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

#### **PUBLIC HEARING**

EDNSP CD Zone Changes re Gas Stations, Vehicle Service etc.

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider amendments to the commercial and industrial zones related to the permitting of new and used vehicle sales, rental, leasing, repair and service including gas stations and car washes.

Lisa Grueter, Senior Planner, explained that the purpose of the proposed changes is to achieve better consistency in the Zoning Code for gas stations and common ancillary services, as well as better define service and repair activities. The amendments address all the commercial and industrial zones in an attempt to determine appropriate use categories for various auto-related uses.

The proposed changes would add or modify zoning definitions for terms including body shops, car washes, gas stations, etc. Uses not currently allowed in some zones would become permitted, as follows: car washes in the Center Neighborhood (CN) zone; mini-marts, car washes, and eating and drinking establishments, if part of a gas station, in the Center Office/Residential (COR) zone; mini-marts in the Light, Medium and Heavy Industrial zones; and body shops in the Heavy Industrial zone.

One significant change being recommended is that gas stations be newly prohibited in the Center Downtown (CD) and Commercial Office (CO) zones, and that automobile sales, leasings and rentals, car washes, and vehicle service and repair likewise not be permitted in the CD zone. Ms. Grueter explained staff's view that auto-related uses can be land consumptive or otherwise incompatible with the City's vision for the downtown. Existing uses would be grandfathered.

Concluding, Ms. Grueter said the proposed changes would also clarify or refine existing landscaping and screening requirements in the commercial and industrial zones affecting screening next to abutting residential zones, screening of outdoor storage, and other issues. For example, the term "landscaped visual barrier" will be redefined to mean screening that includes evergreen vegetation which becomes dense within three years.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Council President Edwards noted this item will remain in the Planning & Development Committee pending a recommendation to the full Council.

#### **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1998 and beyond. Items noted included:

- \* The contractor on the Main Ave. S. sewer replacement is slightly ahead of schedule, having completed the trunk replacement last week.
- \* Construction on the downtown water main replacement project will start this week.
- \* A community involvement process has been defined for the downtown transit hub project.

#### **AUDIENCE COMMENT**

Mayor Tanner welcomed Parks Maintenance Worker Ken Ponder and his son, Boy Scout Kenneth Ponder. Kenneth was in attendance to fulfill his "citizenship in the community" requirement for a merit badge. Mr. Ponder added that Kenneth has been selected to serve as a student ambassador to Australia.

Citizen Comment Parker -  
Renton Public Defender  
Associate Michael Noah  
(Legal History)

Del Parker, PO Box 998, Mercer Island, WA, 98040, objected that an attorney who worked for the law firm from which the City contracts its public defender services was charged with second degree felony theft in 1993. Mr. Parker asked if the City of Renton has any responsibility to inform persons who received public defense services of this situation.

Councilman Corman asked that the Administration look into this issue.

Citizen Comment  
Jankowski - Downtown  
Piazza Phase II Funding

John Jankowski, 620 Grant Ave. S., Renton, 98055, expressed concern about the condition of the downtown core area, and urged that Council appropriate funding for

the first construction phase of the Downtown Piazza project. Saying this project is important to the revitalization of the downtown core, he said this in turn will benefit the City as a whole. Emphasizing that investment follows investment, Mr. Jankowski implored Council not to hesitate in appropriating these funds as requested.

**Citizen Comment Richter -  
Downtown Piazza Phase II  
Funding**

Marjorie Richter, 300 Meadow Ave. N., Renton, 98055, echoed Mr. Jankowski's concerns about the appropriation of funds for phase two of the Downtown Piazza project. Explaining she had heard that the \$1 million budgeted for this phase will be held in reserve rather than appropriated at this time, she felt it would be better to distribute these funds now to keep the process moving forward.

**MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL SUSPEND THE REGULAR ORDER OF BUSINESS AND ADVANCE TO THE FINANCE COMMITTEE REPORT ON THE 1998 BUDGET ADJUSTMENTS AND CARRY FORWARDS. CARRIED.**

**Finance Committee  
Budget 1998 Adjustments  
Carryforwards**

Finance Committee Chair Parker presented a report recommending adoption of the 1998 Carry Forward and Budget Adjustment ordinance. The total amount appropriated is \$39,348,389. Of this total, over \$36.6 million (90 percent of the total) is for legal obligations the City has outstanding from 1997, to be spent in 1998. The remaining \$3.9 million is for new budgetary items, including, but not limited to, appropriations for the Oakesdale Phase II project, furniture purchases, and swimming pool removal. The ordinance also places in reserve \$1.2 million in the Municipal Facilities Fund. Of these funds, \$1 million is dedicated in reserve for the Downtown Piazza project. The remaining \$200,000 will be held in reserve for the purchase of undesignated property. When opportunities and/or a plan for the piazza is complete, the Council will appropriate the reserves. **MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT.\***

Councilman Parker clarified that if approved, the proposed action will designate \$1 million for the piazza project as requested by the Administration. He considered the City to be in an enviable position to have these carryforward funds.

Responding to Councilman Corman, Mayor Tanner confirmed that the piazza funds are already being held in reserve, and he had asked that these be appropriated to phase two of the project at this time. Most of the funds will not be needed for some time, except perhaps to clean up contamination on the property.

Councilmember Keolker-Wheeler felt it would be best not to appropriate the funds until a plan for the piazza has been agreed to by all parties, which has not yet been accomplished. Emphasizing that the money will not be spent on anything other than the piazza, she explained that this project is not the same as, for example, a simple road

project. She reiterated that she wanted to be sure what the funds will be spent on before the money is appropriated.

Noting his concern about sending a mixed message to the community on this issue, Councilman Corman said the City must make itself clear that it is committed to this project.

Council President Edwards interpreted the Committee's recommendation as reflecting earnest passion on the part of Committee members to stay involved in this project.

\*MOTION CARRIED. (See page 95 for ordinance.)

## CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

CAG 98-016, Mazda & Holm Bldgs Demolition, Wyser Const

City Clerk reported bid opening on 3/03/98 for CAG-98-016, Demolition of the Mazda and Holm Buildings; 13 bids; project estimate \$200,000; and submitted staff recommendation to award the contract to the low bidder, Wyser Construction, Inc., in the total amount of \$96,154.44. Council concur.

Development Services  
Regulatory Reform  
Ordinance Changes

Development Services Division submitted proposed amendments to the City's Regulatory Reform Ordinance addressing exemptions from procedural requirements, exclusions from time limits, and public notice requirements. Refer to Planning & Development Committee; set a public hearing on April 6, 1998 to take testimony on the proposed changes.

Public Works East Side  
Green River Watershed  
Fishery Enhancement, City  
of Kent, CAG-98-

Surface Water Utility Division proposed an interlocal agreement with the City of Kent to work toward restoring a healthy, self-reproducing fishery in the East Side Green River Watershed. Renton's cost share of already-completed projects relating to fishery restoration is \$23,297.33. Refer to Utilities Committee.

Public Works SW 27th St  
Culvert Replacement  
Design, RW Beck, CAG-  
98-

Surface Water Utility Division recommended approval of a contract in the amount of \$94,394 with R.W. Beck Inc. for preliminary design and permitting of the SW 27th St. Culvert Replacement project, and requested fund transfers from the SW 27th St. Culvert Replacement project as follows: \$20,000 to the SW 43rd St. Storm Improvement project and \$45,000 to the SR-167 Culvert project. Refer to Utilities Committee.

Public Works Olympic Pipe  
Line Co Culvert at SW  
23rd St Channel, CAG-98-

Surface Water Utility Division submitted a proposed agreement with Olympic Pipe Line Company to allow installation of a box culvert at the SW 23rd St. (Springbrook Creek) channel in lieu of undergrounding lines beneath the channel. In exchange for an easement from OPLC, Renton will pay for designing and permitting the box culvert as well as other minor cost items of the project (estimated total cost, \$55,000). Refer to Utilities Committee.

MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

**CORRESPONDENCE**

Citizen Comment Evans - Proposed Zoning Changes for the Highlands (Sub-Regional Uses)

Correspondence was read from Ralph Evans, 3306 NE 11th Pl., Renton, 98056, suggesting that Renton's Comprehensive Plan be revised to allow "sub-regional" uses in the Center Neighborhood (CN) zone, and that the Zoning Code be changed to increase square footage figures in the Center Suburban (CS) and CN zones to allow development of "destination" type facilities (e.g., Target, the Bon Marche, an ice skating rink), at least in the Highlands area. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THIS CORRESPONDENCE TO THE PLANNING & DEVELOPMENT COMMITTEE. CARRIED.

**OLD BUSINESS****Finance Committee**

Finance Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claims Vouchers #156617 - 156636 and 157075 - 157512; two wire transfers in the total amount of \$1,816,459.10; approval of Payroll Vouchers #158455 - 158711; and 501 direct deposits in the total amount of \$1,260,960.36. The check sequence 156637 through 157074 were machine voids due to a system error. MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND RESOLUTIONS**

The following ordinances were presented for first reading and referred to the Council meeting of 3/23/98 for second and final reading:

Budget 1998  
Carryforwards and  
Adjustments

An ordinance was read revising the 1998 annual budget by increasing certain expenditure allowances in the 1998 budget of various city funds by appropriation, re-appropriation, and transfer from various funds, and creating a special hotel-motel excise tax fund, all by a vote of the City Council. Revised total 1998 expenditures: \$39,348,389. MOVED BY EDWARDS, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/23/98. CARRIED.

Rezone Valley Medical  
Center North Campus  
Rezone to CO

An ordinance was read changing the zoning classification of approximately 30.42 acres located at 400 S. 43rd St. from P-1 (Public Use) to Commercial Office (CO) for the Valley Medical Center north campus property. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/23/98. CARRIED.

Rezone Valley Medical  
Center South Campus  
Rezone to CO

An ordinance was read changing the zoning classification of approximately 9.0 acres located at S. 43rd St. and Davis Ave. S. from P-1 (Public Use) to Commercial Office (CO) for the Valley Medical Center south campus property. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/23/98.

CARRIED.

**NEW BUSINESS**

Metro Interim Downtown  
Transit Hub Restroom  
Facilities

MOVED BY PARKER, SECONDED BY CORMAN,  
COUNCIL DIRECT THE ADMINISTRATION TO  
REQUEST THAT METRO PROVIDE RESTROOM  
FACILITIES AT THE INTERIM DOWNTOWN  
TRANSIT HUB. CARRIED.

**AUDIENCE COMMENT**

Citizen Comment  
Jankowski - Downtown  
Transit Hub Restroom  
Facilities

John Jankowski, 620 Grant Ave. S., Renton, 98055,  
concurred that public restroom facilities are needed in the  
downtown core area. Saying that the parking lot of his  
business is frequently used for this purpose, he suggested  
that facilities be provided at either the transit hub, the piazza  
or the pavilion.

Mayor Tanner stated that Metro vigorously resists including restrooms in its  
transit hub designs due to maintenance responsibilities. He was opposed to  
putting restrooms in the piazza proper, and felt these would be more  
appropriately located in the pavilion.

**ADJOURNMENT**

MOVED BY EDWARDS, SECONDED BY CORMAN,  
COUNCIL ADJOURN. CARRIED. Time: 8:27 p.m.

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MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold  
3/16/98